

**MINUTES**

**CLINTON TOWNSHIP PLANNING BOARD**

[www.clintontwpnj.gov](http://www.clintontwpnj.gov)

January 9, 2023

7:00PM

**ANNUAL REORGANIZATION MEETING**

**DUE TO THE COVID-19 GLOBAL PANDEMIC, THIS CLINTON TOWNSHIP PLANNING BOARD MEETING WAS HELD OVER THE “VIRTUAL” WEBEX PLATFORM.**

**THESE CHANGES HAVE BEEN INSTITUTED TO PROTECT HEALTH, SAFETY AND WELFARE OF RESIDENTS, EMPLOYEES, MUNICIPAL OFFICIALS, APPLICANTS AND CONSULTANTS IN RESPONSE TO THE COVID-19 PUBLIC HEALTH EMERGENCY.**

Secretary Filardo called the meeting to order at 7:02pm.

Secretary Filardo led the Flag Salute.

Secretary Filardo read the Public Notice.

This is a public meeting of the Planning Board of the Township of Clinton, County of Hunterdon and State of New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that an Annual Notice was published in the Hunterdon County Democrat and the notice of and agenda for this meeting was posted on the bulletin boards in the Municipal Building and faxed to the Hunterdon County Democrat, the Express Times, the Courier News, the Hunterdon Review, and the Star Ledger, no later than the Friday prior to the meeting.

**MEMBERS PRESENT**

Aversa, Glaser, Higgins, Johnson, Kleinhans, McCaffrey, Mullay, Cimei

**MEMBERS ABSENT**

Butcher

**BOARD PROFESSIONALS/STAFF IN ATTENDANCE**

Jonathan E. Drill, Esq., Board Attorney

Denise Filardo, Board Secretary

Larry Plevier, PE, Board Engineering Expert (via Webex)

**NOMINATIONS AND ELECTIONS**

**NOMINATION AND ELECTION OF BOARD CHAIR**

Mr. Higgins nominated Mr. Cimei as Board Chairman. There were no other nominations.

Mr. Aversa motioned and Ms. Johnson seconded a motion to nominate Mr. Cimei as the Board Chairman for 2023. The vote record follows.

<b><i>Nomination of Kevin Cimei as Board Vice Chairman</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Aversa (Alt. 2)	X		X			
Butcher						X
Glaser			X			
Higgins			X			
Johnson (Alt. 1)		X	X			
Kleinhans			X			
McCaffrey			X			
Mullay			X			
Cimei			X			

Secretary Filardo turned the meeting over to Mr. Cimei.

NOMINATION AND ELECTION OF BOARD VICE CHAIR

Mr. Glaser nominated Mr. Higgins as Board Vice Chairman. There were no other nominations.

Mr. Aversa motioned and Mr. Glaser seconded a motion to nominate Mr. Higgins as the Board Vice Chairman for 2023. The vote record follows.

<b><i>Nomination of John Higgins as Board Vice Chairman</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Aversa (Alt. 2)	X					
Butcher						X
Glaser		X	X			
Higgins			X			
Johnson (Alt. 1)					X	
Kleinhans			X			
McCaffrey			X			
Mullay			X			
Cimei			X			

NOMINATION AND ELECTION OF BOARD VICE CHAIR PRO TEMP

Mr. Higgins nominated Mr. McCaffrey as Board Vice Chair Pro Temp. There were no other nominations.

Ms. Kleinhans motioned and Mr. Glaser seconded a motion to nominate Mr. McCaffrey as Vice Chair Pro Temp for 2023. The vote record follows.

<b><i>Nomination of Tom McCaffrey as Board Vice Chair Pro Temp</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Aversa (Alt. 2)			X			
Butcher						X
Glaser		X	X			

Higgins			X			
Johnson (Alt. 1)					X	
Kleinhans	X		X			
McCaffrey			X			
Mullay			X			
Cimei			X			

**APPOINTMENT OF BOARD PROFESSIONALS, STAFF AND NEWSPAPERS**

Mr. Glaser motioned and Mr. Aversa seconded a motion to approve appointment of the Board Professionals, Staff and Newspapers for 2023. The vote record follows.

<b><i>Appointment of Board Professionals, Staff and Newspapers</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Aversa (Alt. 2)		X	X			
Butcher						X
Glaser	X		X			
Higgins			X			
Johnson (Alt. 1)					X	
Kleinhans			X			
McCaffrey			X			
Mullay			X			
Cimei			X			

It was noted that Ms. Johnson is Alt. 1 and Mr. Aversa is Alt. 2.

**APPROVAL OF THE 2023 MEETING CALENDAR**

Mr. Higgins motioned and Ms. Johnson seconded a motion to Approve the 2023 Meeting Calendar and the 2023 Reorganization meeting date scheduled for January 8, 2024. The vote record follows.

<b><i>Roll Call: Approval of 2023 Meeting Calendar and 2024 Reorganization date including resolution adopting the calendar</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Aversa (Alt. 2)					X	
Butcher			X			X
Glaser			X			
Higgins	X		X			
Johnson (Alt. 1)		X				
Kleinhans			X			
McCaffrey			X			
Mullay			X			
Cimei			X			

**APPROVAL OF THE 2023 RULES AND REGULATIONS**

Ms. Johnson motioned and Mr. Mullay seconded a motion to Approve the 2022 Rules & Regs. The vote record follows.

<b>Roll Call: Approval of the 2023 Rules &amp; Regs</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Aversa (Alt. 2)					X	
Butcher						X
Glaser			X			
Higgins			X			
Johnson (Alt. 1)	X					
Kleinhans			X			
McCaffrey			X			
Mullay		X	X			
Cimei			X			

**FORMATION OF THE 2023 ORDINANCE SUBCOMMITTEE**

Mr. Cimei motioned and Ms. Kleinhans seconded a motion to designate the following Board Members as Ordinance Subcommittee Members for 2023. The vote record follows.

1. Bill Glaser
2. John Higgins
3. Tom McCaffrey

<b>Roll Call: Formation of 2023 Ordinance Subcommittee</b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Aversa (Alt. 2)						
Butcher			X			
Glaser			X			
Higgins			X			
Johnson (Alt. 1)					X	
Kleinhans		X	X			
McCaffrey			X			
Mullay			X			
Cimei	X		X			

It was noted that there was one (1) member of the public in attendance, who was observing and did not have anything to say.

**FORMATION OF SUBCOMMITTEE TO RESEARCH A BOARD ARCHITECT**

The following three Board Members volunteered to form a three-person subcommittee to research a second board architect:

1. Mike Aversa
2. John Higgins
3. Kate Johnson

<b>Roll Call: Formation of Board Architect Search Subcommittee</b>
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Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)						
Butcher			X			
Glaser			X			
Higgins			X			
Johnson (Alt. 1)					X	
Kleinhans		X	X			
McCaffrey			X			
Mullay			X			
Cimei	X		X			

**APPROVAL OF VOUCHERS**

Mr. Mullay motioned and Ms. Kleinhans seconded a motion to approve the vouchers for payment. The vote record follows.

<i>Roll Call: Approval of Vouchers</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)					X	
Butcher						X
Glaser			X			
Higgins			X			
Johnson (Alt. 1)			X			
Kleinhans		X	X			
McCaffrey					X	
Mullay	X		X			
Cimei			X			

**MEETING MINUTES**

NOVEMBER 21, 2022

Ms. Kleinhans motioned and Mr. Glaser seconded a motion to adopt the November 21, 2022 Meeting Minutes. The vote record follows.

<i>Roll Call: Meeting Minutes of November 21, 2022</i>						
Member	Motion	2nd	Yes	No	Not Eligible	Absent
Aversa (Alt. 2)					X	
Butcher						X
Glaser			X			
Higgins			X			
Johnson (Alt. 1)			X			
Kleinhans	X		X			
McCaffrey					X	
Mullay			X			
Cimei			X			

**RESOLUTIONS**

- 1) CTPB 2023-0A RESOLUTION ADOPTING EMERGENCY REMOTE MEETING PROTOCOLS, PROCEDURES AND REQUIREMENTS FOR PUBLIC PARTICIPATION AT REMOTE MEETINGS

Mr. Higgins motioned and Mr. Glaser seconded a motion to adopt Resolution No. CTPB-2023-0A. The vote record follows.

<b><i>Roll Call: Resolution No. 2023-0A Adopting Emergency Remote Meeting Protocols, Procedures &amp; requirements for Public Participation at Remote Meetings.</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Aversa (Alt. 2)					X	
Butcher						X
Glaser		X	X			
Higgins	X		X			
Johnson (Alt. 1)			X			
Kleinhans			X			
McCaffrey			X			
Mullay			X			
Cimei			X			

- 1) CTPB 2023-0B RESOLUTION ESTABLISHING MEETING SCHEDULE FOR 2023 DUE TO THE COVID-19 GLOBAL PANDEMIC, MEETINGS MAY BE HELD VIRTUALLY OVER THE WEBEX PLATFORM.

Mr. Mullay motioned and Ms. Johnson seconded a motion to adopt Resolution No. CTPB-2023-0B. The vote record follows.

<b><i>Roll Call: Resolution No. 2023-0B Establishing Meeting Schedule for 2023 Due to the Covid-19 Global Pandemic, Meetings may be Held Virtually over the Webex Platform.</i></b>						
<b>Member</b>	<b>Motion</b>	<b>2nd</b>	<b>Yes</b>	<b>No</b>	<b>Not Eligible</b>	<b>Absent</b>
Aversa (Alt. 2)					X	
Butcher						X
Glaser			X			
Higgins			X			
Johnson (Alt. 1)		X	X			
Kleinhans			X			
McCaffrey			X			
Mullay	X		X			
Cimei			X			

**REPORTS**

Report from Council – Mr. Mullay reported that the Council had their Annual Reorganization meeting.

The NJ Fair Housing Act requires the Governor on NJ to appoint members to the Council on Affordable Housing Board and Governor Murphy has failed to make the statutorily-mandated appointments to the COAH Board, despite repeated requests from NJ Municipalities

Mayor and Council believe it would be in the best interests of the Township to sign on and be listed as a participating Municipality in the *amicus curiae* brief to be filed by Jonathan E. Drill, Esq. in the litigation captioned In the Matter of the Appointment of the Council on Affordable Housing by Governor Philip Murphy. This failure has prevented and continues to prevent COAH from fulfilling the functions assigned to it under the Fair Housing Law.

Report from Ordinance Subcommittee – 2023 Committee was formed as stated above.

Mr. Glaser reported the following:

A great deal has come together since we have opted into the Highlands. 97% of the Township is in the Highlands Planning Area and 3% in in the Highlands Preservation Area.

We are trying to focus development where there are available utilities. We are discussing merging of OB-1 and C-1 Zones similar to what we did on Route 22 with the creation of the C-ROM. Possible considerations are Conditional Use Gas Stations and Conditional Use Self Storage facilities.

Report from Environmental Commission – Ms. Butcher communicated that the EC discussed review of Board applications for development. Discussion ensued among Board Members and it was decided that the Board Secretary will provide a Box Link to the EC Chair to access applications for review.

Report from Historic Commission – Ms. Johnson reported that the committee is researching grant opportunities. Mayor Mullay stated that there will be a selective process as to which grants will be applied for due to the expense.

Report from Open Space – Mr. Aversa reported that the committee is working on the 2023 budget.

## **ADJOURNMENT**

Mr. Aversa motioned and Mr. Glaser seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at 8:15pm.

Respectfully Submitted,

*Denise Filardo*

Planning and Zoning Board Secretary

These minutes were approved on May 1, 2023.